

THE GEORGE & JUANITA ENNIS HOMEPLACE

14.5 +/- ACRES

AT AUCTION

14.5 +/- ACRES

SATURDAY OCTOBER 4, 2014 10 a.m.

**509 WINGFIELD CHURCH ROAD, BOWLING GREEN KY
WARREN COUNTY & EDMONSON COUNTY LINE**

THIS PROPERTY LOCATED AT THE EDGE OF THE WARREN AND EDMONSON COUNTY LINE AND IS CENTRALLY LOCATED BETWEEN SMITHS GROVE, OAKLAND AND BOWLING GREEN WITH CLOSE PROXIMITY TO BROWNSVILLE AND ABOUT 1/2 MILE OFF STATE HIGHWAY 743. IT HAS A CONVENIENT LOCATION WITH LOTS OF CHARM. CONTAINS 14.5 +/- ACRES MORE OR LESS BY P.V.A CARD.

ABOUT THE FARM: THE FARM IS OPEN ON THE FRONT AND WOODED ON REAR WITH AMPLE ROAD FRONTAGE AND IMPROVED WITH A 2 BEDROOM ONE BATH FRAME RESIDENCE WITH CENTRAL AIR AND IN ADDITION AN AUXILLARY CONCRETE BLOCK WORK SHOP (20 X 14). IF YOU ARE LOOKING FOR A STARTER HOME OR JUST A SOLID INVESTMENT THIS PROPERTY MIGHT BE JUST WHAT YOU ARE LOOKING FOR SMALLER TRACTS ARE BECOMING HARDER TO FIND IN AN AREA CLOSE TO RETAIL CENTERS BUT STILL IN THE COUNTRY. SOUTH EDMONSON ELEMENTARY SCHOOL IS JUST AROUND THE CORNER.

AUCTIONEERS COMMENTS: THIS HAS BEEN THE ENNIS HOME FOR A LONG TIME, BUT IT IS TIME FOR MRS. ENNIS TO MOVE INTO SMALLER ACCOMODATIONS. THIS PROPERTY IS WAITING FOR YOUR PERSONAL DECORATING TOUCH TO MAKE IT HOME TO YOU. BE WITH US SALE DAY TO PURCHASE THIS GENTLEMANS FARM AT YOUR PRICE. PROPERTY SELLING IN ITS ENTIRETY IN AS IS CONDITION.

TERMS: 15 % NON REFUNDABLE DEPOSIT SALE DAY WITH A 7% BUYERS PREMIUM ADDED TO FINAL BID TO ESTABLISH CONTRACT SALES PRICE. BALANCE DUE ON OR BEFORE 30 DAYS WITH GENERAL WARRANTY DEED.

TAXES: 2014 TAXES PRORATED FROM DELIVERY OF DEED. **POSSESSION:** WITH DEED. PROPERTY SELLING IN AS IS CONDITION BOTH SURFACE AND SUBSURFACE; **LEAD BASE PAINT:** THIS HOME WAS BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD BASE PAINT. PURCHASER HAS 10 DAYS PRIOR TO AUCTION TO INSPECT FOR LEAD BASE PAINT. YOU WILL SIGN A WAIVER ON SALE DAY STATING THAT YOU WAIVE YOUR RIGHTS TO FURTHER INSPECT FOR LEAD BASE PAINT.

MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO AUCTION. THIS SALE IS NOT CONTINGENT ON FINANCING. PROPERTY SELLING IN AS IS CONDITION.

SCHOOLS: SOUTH EDMONSON ELEMENTARY, BROWNSVILLE MIDDLE, BROWNSVILLE HIGH.

DIRECTIONS TO SALE: FROM BOWLING GREEN KY. EXIT 28 INTERSTATE HIGHWAY 65, TAKE U. S. 31-W NORTH 10 MILES TO KY HIGHWAY 101; TURN LEFT, GO 1.3 MILES TO KENTUCKY HIGHWAY 743 SOUTH, TURN LEFT ON KENTUCKY HIGHWAY 743, GO 4 1/2 MILES TO KENTUCKY HIGHWAY 1749, TURN RIGHT PROPERTY IS ON LEFT. FROM BROWNSVILLE KENTUCKY TAKE KENTUCKY HIGHWAY 101 SOUTH 5 MILES TO KENTUCKY HIGHWAY 743 SOUTH, TURN RIGHT AND GO 4 1/2 MILES TO KENTUCKY HIGHWAY 1749, TURN RIGHT, PROPERTY ON LEFT. AUCTION BANNERS POSTED.



SALE PREVIEW: SUNDAY SEPTEMBER 21, 2014

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TERRY BUGH P.O.A.

2 - 4 p.m.

Barry Claypool, GRI - Broker Auctioneer
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Terry Hale, Realtor 796-7082

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& Auction Co.



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SALE!!**

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